

**4 HAWTHORN GROVE
BUSH
DUNGANNON
CO. TYRONE
BT71 6XH**



*working harder to make your **move easier***

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PERFECT AS A FIRST OR FAMILY HOME – A SPACIOUS VILLAGE PROPERTY

SITUATED ON A PRIME CORNER SITE WITHIN THIS ESTABLISHED & QUIET VILLAGE CUL-DE-SAC OF ONLY 10 PROPERTIES, THIS WELL PRESENTED CHALET BUNGALOW OFFERS DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION, PRESENTED FOR SALE IN TASTEFUL ORDER THROUGHOUT.

LOCATED ONLY A STROLL TO THE LOCAL PRIMARY SCHOOL AND MINUTES BY CAR TO DUNGANNON, COALISLAND, KILLYMAN & THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY BOASTS; 3 BEDROOMS PLUS A HOME OFFICE, A SITTING ROOM WITH A COSY OPEN FIREPLACE, AN ENVIABLE KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C. AND A FAMILY BATHROOM WITH A 4 PIECE SUITE.

WITH AMPLE OFF-STREET PARKING & LOW MAINTENANCE, YET GENEROUS GARDENS, THIS PROPERTY IS SURE TO APPEAL TO A RANGE OF PURCHASERS...

“...WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT”



OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SEMI-DETACHED CHALET BUNGALOW.
- PROVIDING SPACIOUS, VERSATILE & WELL-PRESENTED ACCOMMODATION.
- SITUATED ON A CORNER SITE.
- QUIET, ESTABLISHED, RESIDENTIAL CUL-DE-SAC OF ONLY 10 HOUSES.
- ONLY A STROLL TO THE LOCAL PRIMARY SCHOOL.
- MINUTES BY CAR TO DUNGANNON, COALISLAND & THE M1 INTERSECTION.
- 3 BEDROOMS PLUS HOME OFFICE.
- SITTING ROOM WITH OPEN FIREPLACE.
- BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES & AMERICAN STYLE FRIDGE FREEZER INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- WINDOW BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING WITH “GOOGLE NEST”.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- AMPLE OFF-STREET PARKING TO FRONT & SIDE.
- GENEROUS PATIO AREA TO REAR.
- RAISED AREA WITH SIGNIFICANT FURTHER POTENTIAL.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & DOWNSIZERS ALIKE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANELS & SIDE PANEL. PRE-FINISHED FLOOR.



SITTING ROOM:
SLIDING DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH
TIMBER MANTLE & SURROUND WITH CAST IRON INSET OVER GRANITE
HEARTH. PRE-FINISHED FLOOR. COVING TO CEILING. RECESSED
LIGHTING. PART OPEN TO DINING AREA / KITCHEN.





KITCHEN / DINING AREA:

PART OPEN FROM SITTING ROOM. FITTED HIGH & LOW LEVEL UNITS WITH BREAKFAST BAR DIVIDER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED CERAMIC HOB WITH X-FAN OVER. INTEGRATED OVEN. "SAMSUNG" AMERICAN STYLE FRIDGE FREEZER WITH ICE & WATER DISPENSER INCLUDED IN SALE. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN FROM DINING AREA. COVING TO CEILING. RECESSED LIGHTING.







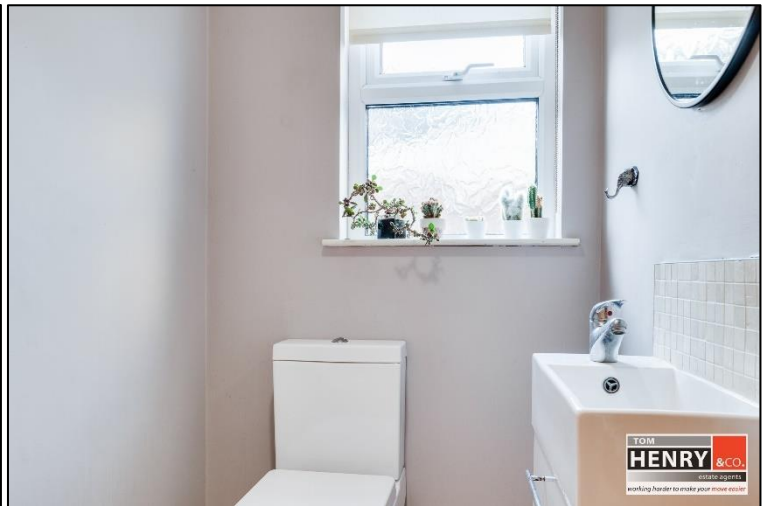
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UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. RECESSED LIGHTS ON SENSOR SWITCH.

POWDER ROOM / CLOAK W.C:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. TILED SPLASH BACK. TILED FLOOR.



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HOME OFFICE / POTENTIAL BEDROOM 4:
TO SIDE. CURRENTLY UTILIZED AS HOME OFFICE. PRE-FINISHED FLOOR. COVING TO CEILING.



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FIRST FLOOR:

STAIRS & LANDING:

PRE-FINISHED FLOOR. HOTPRESS: SHELVED WITH IMM. HEATER.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR.



BEDROOM 2:

TO SIDE. PRE-FINISHED FLOOR. FITTED SLIDEROBES WITH MIRRORED DOORS. RECESSED LIGHTING.



BEDROOM 3:

TO REAR. CARPET TO FLOOR.



BATHROOM:

BATH. TOILET. SINK. ELECTRIC SHOWER. TILED WALLS. TILED FLOOR. X-FAN.



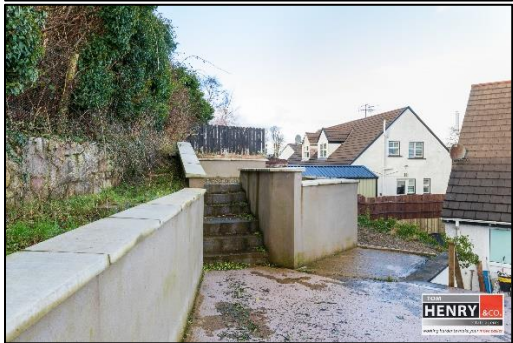
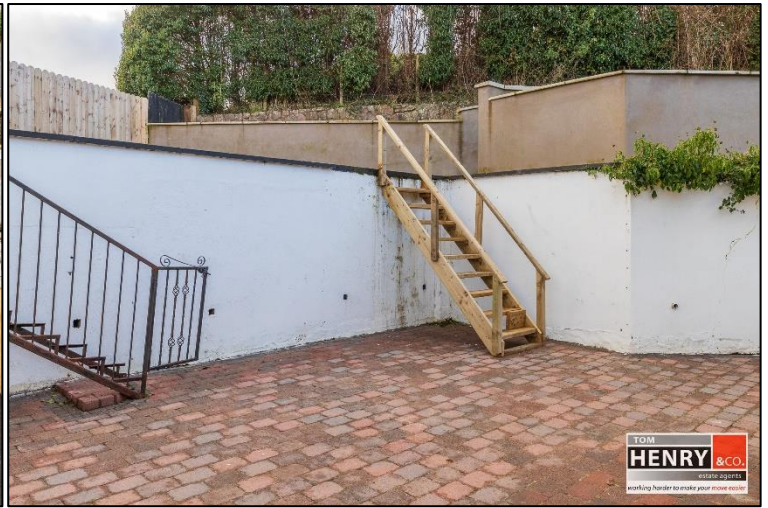


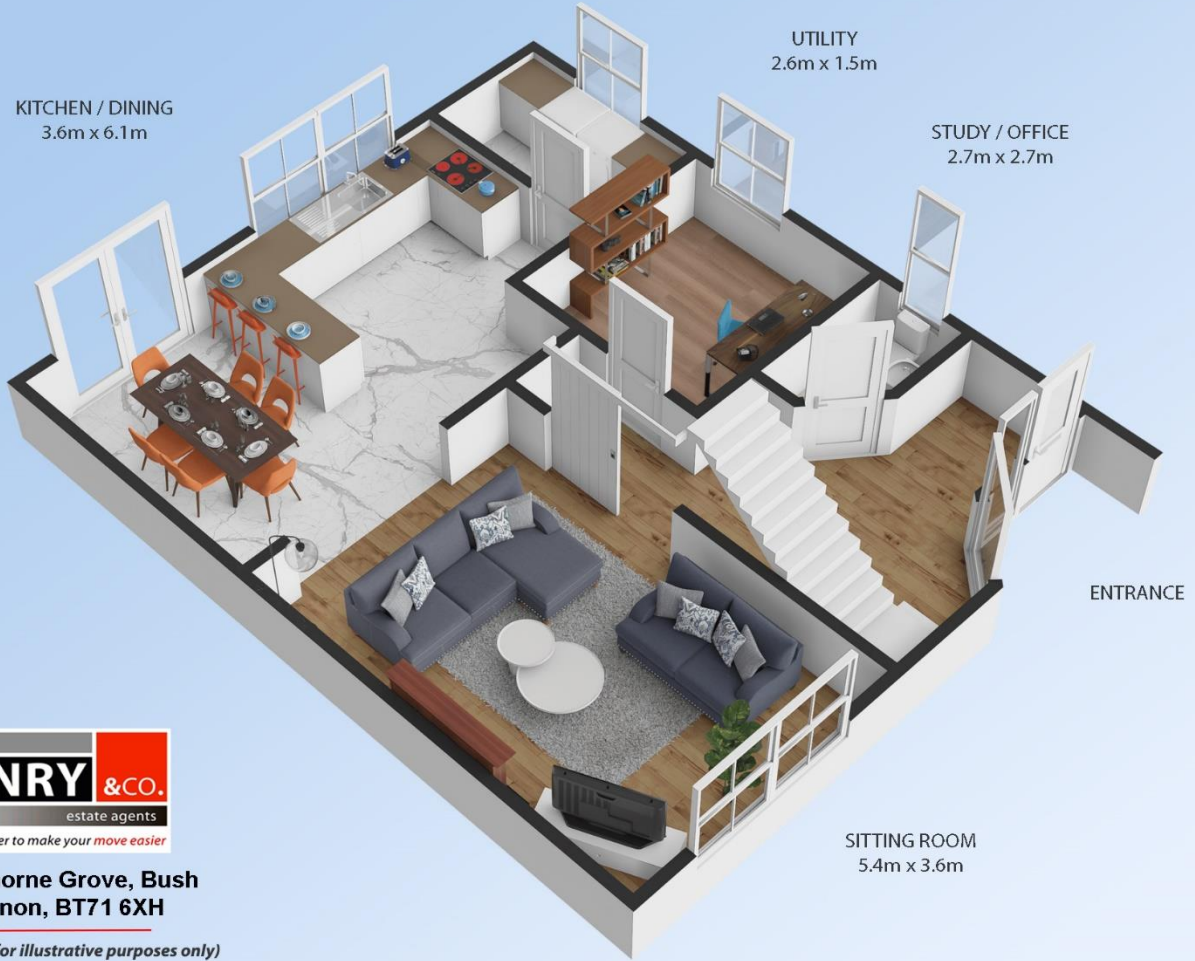
OUTSIDE:

GENEROUS TARMAC PARKING TO FRONT & SIDE. GARDEN TO FRONT LAID TO LAWN.

PAVED PATIO TO REAR WITH STEPS UP TO CONCRETE / GRAVELLED AREA. OUTSIDE WATER TAP.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.